

PHA Plans

Streamlined 5-Year/Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)

APRIL 13, 2005
(revised 6/1/05)

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: MA Department of Housing and Community Development (DHCD)
PHA Number: 901

PHA Fiscal Year Beginning: July 2005

PHA Programs Administered:

☐ Public Housing and Section 8 ☒ Section 8 Only ☐ Public Housing Only
 Number of public housing units: Number of S8 units: 18,475

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
 (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website
- ☒ Other (list below) State House Library

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: The mission of DHCD is to strengthen cities, towns and neighborhoods to enhance the quality of life of Massachusetts residents. To accomplish our mission, we will provide leadership, professional assistance and financial resources to promote safe, decent affordable housing opportunities, economic vitality of communities and sound municipal management. We will forge partnerships with regional and local governments, public agencies, community based organizations and the business community to achieve our common goals and objectives. In all of these efforts, we will recognize and respect the diverse needs, circumstances and characteristics of individuals and communities.

DHCD is committed to:

- Programs and funding that primarily target populations of low to moderate incomes and those with special needs.
- Coordinated, integrated and balanced agency responses to address the comprehensive needs and interests of communities.
- Programs and technical assistance designed to facilitate informed decision-making at the local level, and to encourage self-sufficiency of residents and communities.
- Sound business practices that ensure the highest standards of public accountability and responsibility.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

☒ Apply for additional rental vouchers:

☐ Reduce public housing vacancies:

- ☒ Leverage private or other public funds to create additional housing opportunities:
Continue to link DHCD PBA vouchers with various affordable housing developments undertaken by DHCD and MassHousing.

DHCD has not set a fixed limit on the number of PBAs it will seek to bring onto its program over the next five years; however, DHCD will not exceed the 20% limit of its HCVP portfolio established by Congress for this purpose. Provided funds are available, DHCD will periodically continue to seek applications for both "development" and "existing" PBA projects. Currently, DHCD's limit is 3,694 PBAs units. To date, 427 PBAs have been placed under HAP and/or reserved.

- ☐ Acquire or build units or developments
☐ Other (list below)

- ☒ PHA Goal: Improve the quality of assisted housing

Objectives:

- ☐ Improve public housing management: (PHAS score)
☒ Improve voucher management: (SEMAP score) DHCD is a SEMAP High Performer PHA and intends to continue to strive to achieve this distinction.
☒ Increase customer satisfaction:
☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) Especially in the area of management information systems
☐ Renovate or modernize public housing units:
☐ Demolish or dispose of obsolete public housing:
☐ Provide replacement public housing:
☐ Provide replacement vouchers:
☐ Other: (list below)

- ☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling: If administrative fees permit
☒ Conduct outreach efforts to potential voucher landlords
☒ Increase voucher payment standards When and if necessary, based on continual review of rental market trends.
☐ Implement voucher homeownership program: Because of the labor intensive nature of such an undertaking, DHCD can only consider implementing a voucher homeownership program if HUD makes adequate administrative fees available for such an initiative. However, DHCD, through its eight regional administering agencies (RAA), will continue to provide linkages to and information and referral about other homeownership programs and resources to voucher holders pursuing homeownership opportunities.
☐ Implement public housing or other homeownership programs:
☐ Implement public housing site-based waiting lists:
☐ Convert public housing to vouchers:
☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☐ PHA Goal: Provide an improved living environment
Objectives: **Not Applicable...DHCD does not manage federal public housing**
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- ☐ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability: **When staffing permits for conventional program. Done routinely on FSS, JOBLink and MTW program.**
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Several of DHCD's special set-aside programs for the disabled and those with other special needs are designed to work in tandem with supportive services. A description of each of these respective programs and the services that are provided is included in DHCD's Section 8 Administrative Plan, Chapters 18-30.**
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☒ Other: (list below)

In an effort to achieve the mandate of the 1999 Supreme Court Olmstead decision requiring federal, state and local governments to develop appropriate housing opportunities for persons with disabilities through a system of cost-effective community based settings, DHCD will continue to pursue PBA waivers from HUD to allow us to establish site-based PBA waiting lists targeted to persons with specific disabilities. DHCD and other agencies have been unsuccessful in obtaining waivers if the number of PBA units in a building to house persons with a specific disability will exceed 15% of the building's total units. DHCD will continue to work with the Commonwealth's Department of Mental Health and Department of Retardation to either obtain a waiver to the 15% requirement or to achieve other waiting list resolutions that further the cause of fair housing and civil rights for disabled households.

PHA Goals and Objectives: (list below)

Over the past several years, both Congress and HUD have made very significant changes to both the funding and management requirements of the Section 8 HCVP. More changes will likely occur during the next several years. One of DHCD's key goals will be to continue to take a leadership role in the Commonwealth by helping all HCVP stakeholders in MA understand the context for and the specifics of the changes being discussed and implemented by HUD. When appropriate, DHCD will provide input to HUD on potential changes, seek clarifications, and share information about effective implementation strategies. DHCD will also continue to actively support the Commonwealth's nine Housing Consumer Education Centers (HCEC). These highly effective entities provide valuable information and referrals to all housing consumers, most notably rental tenants and landlords. At a time when voucher values are diminishing, these HCECs will continue to play a very important role in helping both DHCD and MA HA voucher households identify other possible housing options, should their voucher value not be sufficient to support their current living situation.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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<input type="checkbox"/>	14. Other (List below, providing name for each item)	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists		
Waiting list type: (select one)		
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance	
<input type="checkbox"/>	Public Housing	
<input type="checkbox"/>	Combined Section 8 and Public Housing	
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)	
If used, identify which development/subjurisdiction:		
	# of families	% of total families
		Turnover
		Avg. 95 per month, 1143 for 4/04-3/05
Waiting List Total	37546	
Income (1)		
Extremely low income <30% AMI	32668	87.0%
Very low income >30% but <50%	3635	9.7%
Low income >50% but < 80%	358	1.0%
Families with children (2)		
Elderly families (3)	1590	4.2%
Families with disabilities (3)	12083	32.2%
Race/ethnicity (4)		
White/hispanic	6611	17.6%
White/non-hispanic	12298	32.8%
White/no ethnicity specified	1325	3.5%
Black/African american/hispanic	420	1.1%
Black/African american/non-hispanic	6105	16.3%
Black/African american/no ethnicity specified	1680	4.5%
American Indian/Alaskan Native/hispanic	95	0.3%
American Indian/Alaskan Native/non-hispanic	310	0.8%
American Indian/Alaskan Native/no ethnicity specified	63	0.2%
Asian or Pacific Islander/hispanic	117	0.3%
Asian or Pacific Islander/non-hispanic	671	1.8%
Asian or Pacific Islander/no ethnicity specified	205	0.5%
Native Hawaiian/Other Pacific Islander/hispanic	236	0.6%

Native Hawaiian/Other Pacific Islander/non-ispanic	423	1.1%
Native Hawaiian/Other Pacific Islander/no ethnicity specified	104	0.3%
Hispanic, no race specified	4882	13.0%
Non-hispanic, no race specified	1846	4.9%
No race or ethnicity specified	862	2.3%

- (1) Based on HUD income limits as of 2/11/05
(2) This number represents households with more than one member
(3) Includes households with only one member (768 elderly & 6992 families)
(4) Applicants may specify more than one race

Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes
--

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR** and the Agency's reasons for choosing this strategy.

Because Congress has not provided funds for additional vouchers, DHCD will immediately fill vouchers made available through attrition by selecting the next person(s) on each respective regional administering agency (RAA) waiting list. These lists derive from DHCD's statewide list. DHCD will continue to pay close attention to payment standards to assure that they are reflective of the rental market and likely to result in optimal housing search success. If necessary, DHCD will make modifications within the payment standard limits prescribed by HUD. Each of DHCD's RAAs will continue to assure that their Section 8 clients are provided with information about housing market information through their respective Housing Consumer Education Centers (HCEC).

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development

- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community (throughout the Commonwealth) through the creation of mixed - finance housing
 - By continuing to link DHCD's PBA vouchers with DHCD's One Stop Affordable Housing funding rounds, MassHousing's Affordable Housing Trust Fund and other similar development initiatives.
 - Additionally, in the spring of 2005, DHCD plans to announce an "existing" PBA initiative to take advantage of a currently soft rental market in most parts of the Commonwealth, which should allow us to secure longer term, good quality units for DHCD voucher holders and program participants. We expect to target vacant apartments of 2 or more bedrooms that do not need any PBA waivers. These selection requirements will address the extensive need for family housing in MA, will assure that these units will be located in low-poverty census tracts and will fast track the PBA approval process.
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
 - Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships

- ☐ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
☐ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☒ Affirmatively market to local non-profit agencies that assist families with disabilities
☒ Other: (list below)

Continue to designate at least 10% of our total voucher portfolio as set-aside programs for the variously disabled.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☒ Other: (list below)

If more vouchers were to become available, DHCD would affirmatively market to races/ethnicities shown to have disproportionate housing needs. However, because we have over

37,530 applicants on our waiting list at this time, we cannot engage in any additional marketing . Applicants currently on the list have to wait for many years before ever receiving a selection notification.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$205 million	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(DHCD does not administer public housing therefore subcomponent 3A has been deleted.)

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors):
☐ Other (list below)

b. Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
☒ Other (describe below)

Owner access to criminal records is in accordance with 24 CFR 5.903. Section 4.3.3.1 of DHCD's administrative plan articulates its policy on providing information to owners. We will provide: the family's current and prior address, if known. Also, the name and address, if known, of the landlord at the family's current and prior address.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation

- ☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- ☒ PHA main administrative office
☒ Other (list below)

At any of the RAA offices, or by mail. The application is available on DHCD's web-site at:
www.mass.gov/dhcd/ .

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below: DHCD's policy in this regard has changed as a result of a softer rental market in 2005. If funding permits, all voucher holders are provided with an additional 30 day extension. Each RAA can elect to require evidence of a good faith housing search before providing this extension. A second 30 day extension can only be provided for reasonable accommodation or other good cause, as detailed in DHCD's Administrative Plan. If the dynamics in the current rental housing market in MA change and result in fewer vacancies and higher overall rents, DHCD will amend this policy to allow an automatic 60 day extension for all voucher holders.

(4) Admissions Preferences

a. Income targeting

Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

DHCD does not use preferences for applicants with incomes 30% or less than AMI. However, applicants with incomes between 31%-50% of AMI must meet certain former federal preferences.

Single, non-elderly disabled households are only eligible for Mod Rehab or PBA SRO units.

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) Only for applicants with incomes between 31%-50% of AMI and all preferences noted are considered equally.

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
DHCD has a regional residency preference for each of 8 regions statewide.
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

☒ Date and Time All applicants, regardless of income, are selected by date and time from one of the 8 regional waiting lists. Preference consideration, as described below, is only applicable to those applicants with incomes between 31%-50% of AMI.

Former Federal preferences:

- 1 ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- 1 ☐ Substandard housing
- 1 ☐ Homelessness
- 1 ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- 1 ☐ Residents who live and/or work in your jurisdiction
DHCD has a regional residency preference for each of 8 regions statewide.
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)

- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☒ This preference has previously been reviewed and approved by HUD
- ☒ The PHA requests approval for this preference through this PHA Plan

To further the creation of permanently affordable rental housing, DHCD intends to establish a limited local residency preference for up to 50% of the units developed pursuant to certain PBA development initiatives to be undertaken by certain MA local housing authorities (LHA), provided that the LHA does not have its own Section 8 vouchers available for such PBA initiatives.

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☒ Other (list below)

Moving to Work Demonstration Administrative Plan

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☐ Through published notices
- ☒ Other (list below)

DHCD’s special programs are described in its Administrative Plan, which is posted on DHCD’s web page. Additionally, DHCD meets regularly with staff from the Commonwealth’s various human service commissions and with various service providers. These frequent contacts allow us to keep these stakeholders informed of our various programs and updated on the status of each programs’ respective waiting time. DHCD may need to adjust capacity levels within its overall portfolio for a number of its special purpose programs during the coming year due to funding and

regulatory changes. Two of DHCD's special programs, the JOBLink Welfare-to-Work Housing Voucher Program, and the Moving to Work Demonstration Program, both targeted to homeless or at-risk families leaving welfare for work, will be re-examined with respect to program size and eligibility criteria in order to be sure that the programs will be effective in serving the target populations, if and when enrollement in these programs is re-opened.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(DHCD does not administer public housing therefore subcomponent 3A has been deleted.)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☒ Above 110% of FMR (if HUD approved; describe circumstances below)

DHCD establishes payment standards for each metropolitan and non-metropolitan statistical area within the Commonwealth. Our standards are established based on rental market data in each respective jurisdiction. DHCD utilizes HUD-approved exception standards above 110% of FMR *only* in those communities where HUD has granted this exception.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment

- of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☒ Other (list below)

If market trends suggest a very significant change in a particular rental market within a year's time, DHCD will reevaluate its payment standard for that market more frequently than once a year, and make changes, if warranted.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below)

On-going review of unassisted rent comps collected by each RAA on a regular basis.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

From Section 8.6.1 of DHCD's Administrative Plan:

1. The family has lost eligibility and is awaiting an eligibility determination for a Federal, State or local assistance program;
2. The family would be evicted as a result of the minimum rent requirement;
3. The income of the family has decreased because of changed circumstances, including the loss of employment;
4. A death in the family has occurred.

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

(DHCD is a Section 8 only PHA therefore this section has been deleted).

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

(DHCD is a Section 8 only PHA therefore this section has been deleted).

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) ☐ Yes No: **X** Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.) HUD has not provided sufficient funds to make it possible for DHCD to administer a statewide voucher homeownership program.

(Because DHCD does not plan to administer a homeownership program the remainder of this section has been deleted)

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.

1. HUD Strategic Goal: Increase the availability of decent, safe, and affordable Housing.

RE: TENANT BASED VOUCHERS

PHA Goal: Expand the supply of assisted housing

DHCD actively pursued all funding opportunities for both incremental and special needs vouchers through FFY 2002. Beginning in FFY 2003, Congress stopped appropriating funds for new vouchers, thereby diminishing the availability of decent, safe and affordable housing opportunities for applicants on any PHA's Section 8 waiting list.

In 2000, DHCD was awarded 100 FUP vouchers, 438 fair share vouchers and two thousand (2000) Welfare-to-Work vouchers.

In 2001, DHCD was awarded 100 FUP vouchers and 528 fair share vouchers.

In 2002, DHCD was awarded 38 FUP vouchers and 151 additional Welfare-to-Work vouchers.

DHCD applied for, but did not receive fair share vouchers in 2002, due to a HUD funding error. By the time HUD acknowledged the error, they did not have sufficient funds available to compensate DHCD for this funding oversight.

DHCD applied for, but did not receive, Mainstream vouchers in 2003 (selections were done randomly).

Additionally, during this period, DHCD worked with the MA Executive Office of Health and Human Services and subsequently the MA Department of Transitional Assistance, to apply for new and renewal funding under the McKinney-Vento Homeless Assistance Programs to provide new, and maintain existing, affordable Housing Options for homeless individuals and families with disabilities through the So-called Balance of State Continuum of Care.

HUD Strategic Goal: Increase the availability of decent, safe and affordable housing:

RE: PROJECT BASED ASSISTANCE VOUCHERS

DHCD has the capacity to project base 3694 of its vouchers, per the HUD requirement that a maximum of 20% of a PHA's voucher portfolio can be project based. To date, DHCD has signed HAPs and/or reserved 427 PBA units. DHCD has not established a fixed cap on the number of vouchers it intends to project base; however, provided we have funds available and rental market conditions are appropriate, DHCD intends to pursue its option to continue to project-base a certain percentage of its portfolio, up to the maximum number allowed.

At the time DHCD submitted its FY 2000 5-year PHA Plan to HUD (April 16, 2000), Congress had not yet amended the PBA statute and use of PBA vouchers was not included as a key strategy to expand the supply of assisted housing. By the time of DHCD's first annual PHA submission for FY 2001, however, the statute had been amended, resulting in several significant changes that made the implementation of a PBA initiative more desirable. HUD had also issued Initial Guidance on PBA Implementation (January 16, 2001). In its 2001 annual PHA

Plan, DHCD announced the implementation of several PBA initiatives, all of which were designed to expand the supply of assisted housing.

These initiatives, and their current status, include:

1. 100 PBAs made available as part of the Commonwealth's Winter and Summer Affordable Housing Funding Rounds. DHCD has continued to make 100 PBA vouchers available through this initiative with each funding round.
2. 100 PBAs made available as part of the Commonwealth's Affordable Housing Trust Fund (AHTF). DHCD continues to make 100 PBA vouchers available through this initiative with each AHTF funding round.
3. 100 PBAs made available as part of the Governor's mandate to increase the number of affordable units for single person occupancy (SPO). This initiative is no longer operative.
4. 100 PBAs made available to successful respondents to the Commonwealth's FY 2002 McKinney continuum of care application, where these PBAs will support the creation of permanent affordable housing for the homeless. This initiative is no longer operative.
5. 500 PBAs made available for any "existing" housing units in very good condition. We suspended this initiative when we became over-leased during 2003. On November 24, 30 and December 7, 2004, DHCD re-advertised for "existing" PBA applications for projects that had been previously selected under the criteria established for Initiatives 1 and 2 above. DHCD further expects to re-open this initiative in the spring of 2005 for family-size projects that do not require any HUD waivers.

In March 2003, DHCD had to stop issuing vouchers because it became over-leased. (See discussion about this situation in DHCD's 2003 and 2004 PHA Plans). DHCD continued, however, in good faith and fully believing it was in compliance with HUD PBA requirements, to make PBA reservations for units that would not come on line until DHCD would be back at its baseline authority. It was not until DHCD submitted a routine request for a layering review for a project in Boston that DHCD was advised by HUD that DHCD had erred in making PBA reservations at a time when it was over-leased. DHCD was told to cease entering into any AHAPs until it returned to baseline, and we ceased signing AHAPs thereafter.

DHCD reached its baseline in November 2004. Several projects that had previously received a DHCD "development" PBA reservation during the time DHCD was over-leased were able to proceed to closing and construction without an AHAP. In order to honor its commitment to these projects, all of which had been competitively selected by one of the four development PBA initiatives described above, DHCD established and publicly announced an "existing" PBA

initiative targeted to any competitively selected developments that DHCD was unable to assist because of DHCD's unanticipated and unintended over-leasing crisis. Each developer was told that they would have to submit an application for "existing" PBA at the time we reached baseline, in response to the required public notice that we issued on November 24, 30 and December 7, 2004, and that no formal, written commitment to provide existing PBA subsidy would be provided until the application was received and reviewed for compliance with all HUD and DHCD PBA requirements. As noted in DHCD's 2004 PHA Plan, DHCD publicly announced its intention to give priority to all previously committed PBA developments once DHCD reached its baseline.

The following tables display the PBA commitments made by DHCD since it publicly announced its 5 PBA initiatives.

Project	SPO PBA Initiative	Community	Total Units	Total PBA Units	Waivers	DHCD Approval	HAP Date
Pittsfield YMCA Housing Associates	LIHTC, HOME, HIF Rehab SPO	Pittsfield	44	30	Pov/ >25%	10/12/2001	12/16/2002 (AHAP signed 12/21/2001)
Caritas	Existing/SPO	Allston	61	6	Pov	5/27/2003	8/1/2003
Caritas	Existing/SPO	Roxbury	20	2	Pov	5/27/2003	8/1/2003
Caritas	Existing/SPO	Roxbury	68	3	Pov	5/27/2003	8/1/2003
Pine Street Inn	Existing/SPO	Boston	34	8	Rent/ Pov	8/6/2003	10/10/2003
Caritas	Existing/SPO	Arlington	20	2	none	5/27/2003	10/1/2003
Caritas	Existing/SPO	Medford	16	3	none	5/27/2003	10/1/2003
Pine Street Inn	Existing/SPO	Jamaica Plain	50	10	Rent	8/6/2003	10/15/2003
Caritas	Existing/SPO	Everett	35	3	none	5/27/2003	10/1/2003
SPO Total			348	67			

Project	One Stop PBA Initiative	Community	Total Units	Total PBA Units	Waivers	DHCD Approval	AHAP	HAP
Manchester Residence Corporation	HOME/HIF Rehab	Manchester	21	4	none	10/29/2002	10/29/2002	5/1/2003
Domus, Inc.	HOME/AHTF/HIF Rehab	Westfield	26	5	none	10/18/2001	9/1/2002	9/1/2003
YWCA of Gtr Lawrence	LIHTC/HOME/HIF	Lawrence	20	10	Pov/Serv	11/1/2003		
Conant Village	AHTF	Danvers	60	12	None	2/21/03		
Women's Institute	LIHTC, HOME	New Bedford	12	3	Pov	1/15/2004		
HER, Inc.	HIF	Northampton	15	15	Pov/ 25%	1/15/2004		
HallKeen LLC and WHALE	HOME, AHTF	New Bedford	17	3	Pov	1/15/2004		
Marshall Place	HIF, HSF	Watertown	11	8	none	1/15/2004		

Apartments								
Paradise Pond Apartments	HOME, HIF, AHTF	Northampton	12	12	Serv	1 /15/2004		
Pelham House	HIF	Newton	10	3	none	1 /15/2004		
Northeast Family MMCA	LIHTC/HOME/HIF	Haverhill	52	13	Pov	11/4 /2004		
Housing Support, Inc.	FCF	Haverhill	10	4	Pov	11/4 /2004		
Whipple School Annex	HSF/AHTF	Ipswich	10	10	none	11/4 /2004		
Westport Village Apartments	LIHTC/HOME/AHTF	Westport	48	11	none	11/4 /2004		
Residences at Stonybrook	Suburban Pilot	Westford	150	4	none	12/30/2004		
Valley Community Development	HIF/HSF/FCF	Northampton	20	5	none	9 /5 /2003		
Phase 1-Village At Hospital Hill	LIHT/HOME/FCF	Northampton	33	8	Waiting list	1/15/2004		
One Stop Total			527	130				

Project	McKinney PBA Initiative	Community	Total Units	Total PBA	Waivers	DHCD Approval	AHAP	HAP
HarborCOV, Inc	McKinney	Chelsea	24	24	Pov/ 25% /Waitlist	1 /7 /2002		

Project	Affordable Housing Trust Fund PBA Initiative	Community	Total Units	Total PBA	Waivers	DHCD Apprval	AHAP	HAP
Westhampton Senior Housing	AHTF	Westhampton	7	3	none	1 /10/2005		

Project	Existing PBA Initiative	Community	Total Units	Total PBA	Waivers	DHCD Approval	HAP
Belleo Realty Corp	Existing	Pittsfield	4	2	none	10/16/2002	10/23/2002
Lower Cape Cod CDC	Existing	Eastham	1	1	none	8 /22/2002	9/1/2002
Kent Street housing LP	Existing	Somerville	40	8	none	10/10/2002	11/1/2002
Dudley Terrace LP/Dorchester Bay Economic Dev	Existing	Dorchester	15	8	none	11/19/2002	11/19/2002

Project	Initiative	Community	Total Units	Total PBA	Waivers	DHCD Approval	HAP
Dudley terrace LP/Dorchester Bay Economic dev	Existing	Dorchester	3	1	none	11/19/2002	11/19/2002
Dudley terrace LP/Dorchester Bay Economic Dev	Existing	Dorchester	3	2	none	11/19/2002	11/19/2002
Dudley Terrace LP/Dorchester Bay Economic Dev	Existing	Dorchester	3	2	None	11/19/2002	11/19/2002
Dudley Terrace LP/Dorchester Bay Economic Dev	Existing	Dorchester	3	2	none	11/19/2002	11/19/2002
Dudley Terrace LP/Dorchester Bay Economic Dev	Existing	Dorchester	3	1	none	11/19/2002	11/19/2002
Dudley terrace LP/Dorchester Bay Economic Dev	Existing	Dorchester	12	4	none	11/19/2002	11/19/2002
Joseph Cabral	Existing	Taunton	3	1	none	10/8/2002	11/1/2002
Salem Harbor CDC	Existing	Salem	61	8	poverty	11/1/2003	
704 Main Street	Existing	Falmouth	44	8	none	1/15/2004	
Pine Woods	Existing	Stockbridge	30	5	None	1/15/2004	
Anne Lane	Existing	Hull	4	1	none	6/11/2002	7/1/2002
Richard MacLary	Existing	Middleboro	3	1	none	6/11/2002	7/1/2002
Caritas Communities	Existing	Wakefield	26	6	none	10/22/2002	4/1/2003
SCT Properties LLC	Existing	Taunton	8	1	none	10/9/2002	11/1/2002
SCT Properties, LLC	Existing	Taunton	6	1	none	10/9/2002	11/1/2002
Richard MacLary	Existing	New Bedford	14	1	none	6/25/2002	7/1/2002
Richard MacLary	Existing	New Bedford	14	1	none	6/25/2002	7/1/2002
Richard MacLary	Existing	New Bedford	14	1	none	6/25/2002	7/1/2002
Kevin Charlton	Existing	Pittsfield	2	1	none	12/13/2002	5/1/2003
New Orchard Hill, LP	Existing	Oxford	215	25	none	12/16/2002	1/1/2003
David Lagesse	Existing	North Dartmouth	2	1	none	1/15/2003	2/1/2003
Weston Elderly Housing Commission	Existing	Weston	33	1	none	2/7/2003	3/1/2003
Construct, Inc.	Existing	Great Barrington	9	2	none	4/8/2003	5/1/2003
C. Johnson & Co.	Existing	Hyannis	32	4	none	4/18/2003	4/18/2003
Salem Heights	Existing	Salem	283	25	none	6/5/2003	8/1/2003
Lower Cape Cod CCDC/HarryKempWay	Existing	Provincetown	4	4	none	1/10/2005	4/1/2005
Conwell Street LLC	Existing	Provincetown	18	2	none	6/2/2003	9/1/2003
Housing Land Trust for Cape Cod	Existing	Provincetown	6	3	none	1/5/2005	2/2/2005
Reviviendo Family Housing	Existing	Lawrence	13	3	Pov	6/4/2002	12/30/2003
The Preserve	Existing	Walpole	300	30	None	1/14/05	
Boston YWCA	Existing	Boston	188	20	Layering Reviews	4/11/05	
Hillside Village	Existing	Ware	80	16	None	3/30/05	
ExistingTotal			1499	203			

PHA Goal: Increase assisted housing choices

Over the past five years, DHCD's Section 8 Housing Quality Inspection Manager has worked tirelessly with each of the RAAs to help them more effectively communicate unit findings to current and prospective owners and to link a "unit grade" to the final rent offered. Units that receive a lower grade are not eligible for the maximum rent that could be offered to a similarly-sized unit in better condition. The inspectors encourage owners to make needed repairs so that the unit can achieve a higher grade. The higher unit grade serves as an incentive to the owner to invest in the property. DHCD's effective use of this tool, in tandem with more highly trained inspection teams, has resulted in better quality rental housing on DHCD's voucher program.

Shortly after the April 17, 2000 submission of DHCD's first 5-Year PHA Plan, The MA Legislature appropriated funds for nine Housing Consumer Education Centers (HCEC). Each of DHCD's RAAs manages the HCEC in their respective jurisdiction. The goal of the HCECs is to provide "one stop shopping" for housing-related information and referrals (I+R) for all housing consumers and providers. Since their inception, the HCECs have assisted thousands of consumers who seek information on assisted housing choices in MA. Requests for I+R increased 39% between FY 2002 and FY 2004, from 11,542 requests to 16,005 requests. Multiple housing stakeholders, public and private agencies, elected federal and state officials now routinely refer consumers to the HCECs for housing-related I+R.. The HCECs provide information on multiple housing programs and options available in MA, via their webpage, (www.masshousinginfo.org), by phone and on-site at their respective offices. Both DHCD and local housing authority voucher holders are welcome in each respective HCEC resource room, where up-to-date information about available rental programs and unit listings is provided.

2. HUD Strategic Goal: Promote self-sufficiency and asset development of families And individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households.

DHCD operates the HUD Family Self Sufficiency Program (FSS), the Moving To Work (MTW) Demonstration Program, and the JOBLink Welfare-to-Work Housing Voucher Program, each with the express goal of promoting employment, self-sufficiency, and asset development among participating families. In addition, DHCD's RAAs continue to provide opportunities for interested voucher program participants to learn about, pursue, and achieve homeownership through a variety of collaborative efforts.

a) Increase the number and percentage of employed persons in assisted families:

(1) All participants in DHCD's JOBLink Welfare-to-Work program are regularly encouraged to join our FSS program. During this period, over 300 JOBLink participants enrolled in FSS, representing over 15% of JOBLink participants, with joint enrollment numbers continuing to increase.

(2) DHCD's well-established and successful FSS program continued to Grow during the period 2000-2004, and consistently exceeded our steadily decreasing mandatory minimum size, and, for the past three years, our original approved FSS program size of 679. An average of 90% of all FSS graduates receive an escrow account balance, clearly demonstrating an increase in their employment earnings during FSS participation.

	6/30/00	6/30/01	6/30/02	6/30/03	6/30/04
Number of graduates during previous year	82	66	67	94	74
Mandatory FSS program size	556	490	423	329	255
# FSS Participants	625	666	700	742	756

b) Provide or attract supportive services to improve assistance in recipients' employability:

Local, regional, and statewide networks have developed to support these specific programs and all HCVP participants. The trend toward more joint, rather than program-specific, advisory groups and meetings has continued at all levels, resulting in greater information-sharing and collaborative efforts. In addition to greater depth in local/regional networks between the RAAs and their service providers, DHCD has become increasingly involved in statewide employment development efforts through participation in the State Workforce Investment Board.

c) Provide or attract supportive services to increase independence for the elderly or families with disabilities:

DHCD has continued to require that all Housing Options Program (HOP) subsidies in its portfolio be matched with service dollars and delivery of services by appropriate providers to support housing stability for vulnerable households and expanded personal and economic opportunities. For other special needs-connected programs, including McKinney Shelter Plus Care and SRO, DHCD meets regularly with representatives from other state human service agencies, leading to better coordination of participant support efforts at the state and local levels.

d) Other (Moving to Work, and Seek New Resources):

DHCD continues to operate a successful MTW Demonstration Program, through which participants have built solid employment records in preparation for greater independence. Since its inception, 16 families have become homeowners, representing 15% of all MTW graduates. DHCD and RAA staff continue to seek new resources and programs to promote self-sufficiency and asset building for participants, including employment and housing linkages through the HCEC networks, the MA FSS Coordinators Fleet Loan Program, and first-time homebuyers preparation.

3. HUD Strategic Goal: Ensure equal opportunity for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives.

DHCD has continued to rigorously enforce all fair housing and anti-discrimination laws and policies in the administration of its HCVP.

Additionally, DHCD has immediately sought HUD approval for reasonable accommodation on behalf of all clients who have provided verifiable evidence of need for extra rooms, higher rents or other types of accommodation.

DHCD's greater Boston area RAA, the Metropolitan Boston Housing Partnership (MBHP,) significantly exceeded the housing goals established by HUD as part of a Skinner consent decree initiative funded by HUD and designed by MBHP, called the Community Choice Voucher Program (CCVP). This initiative is targeted to minority families residing in the city of Boston who want to move to a more racially diverse community. It is a program that combines rental assistance and case management to ensure that clients have the skills and resources needed to make a successful transition. MBHP was provided with \$160,000 to support this initiative. MBHP far exceeded the goal of assisting 43 households. Currently, 85 minority households have moved to a more racially diverse neighborhood, and MBHP hopes and expects to assist additional families in the coming year..

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

DHCD will consider the following to be a substantial deviation from the 5-Year Plan:

- ✓ The addition of new activities not included in the current plan that do not further DHCD's stated mission or further the goals as set forth in the current 5-year plan.

An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered a substantial deviation by DHCD.

b. Significant Amendment or Modification to the Annual Plan

DHCD will consider the following to be significant amendments or modifications:

- ✓ Changes to rent or admissions policies or organization of the waiting list;
- ✓ Additions of new activities not included in the current plan;
- ✓ And any change with regard to homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by DHCD.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

DHCD held its annual Participant Advisory Board (PAB) meeting in Framingham, Massachusetts on Saturday, March 19, 2005. Ten participants in DHCD's Housing Choice Voucher Program, representing six communities met to review the draft PHA Plan, reflect on the previous year, and share ideas about possible future modifications to the program.

DHCD's Director of the Bureau of Federal Rental Assistance, Mary-Anne Morrison, provided an overview of the meeting and of the draft PHA Plan, noting that this year's plan was addressed both one-year and five-year goals as well as proposed program modifications. There were no specific comments regarding the draft PHA Plan, but several members expressed great appreciation for the continuing existence of the program in spite of the challenges over the past year and the staff who have supported them in what they have been able to achieve. Still, they spoke about the growing "mis-match" between the program and what they actually need to achieve maximum self-sufficiency—they expressed feeling "stuck"—unable to make the final leap into greater economic independence.

It was recalled that just about a year ago, the issue of reduced program funding emerged as a very real threat to program stakeholders, resulting in notification to participants of possible actions resulting from these cuts. Public support for the program was extensive and vocal, as demonstrated by a significant public hearing and the involvement of many government officials. In reflecting on the past year, the high profile nature of the issues around the program, and their own experience of it, most PAB members ultimately were not severely impacted and do not feel that the program as a whole is in serious jeopardy, but many knew of other voucher-holders whose rents had increased significantly, and some expressed frustration about the federal budget as a whole.

Looking toward the future, with changes in both funding and regulations possible, PAB members were presented with a series of possible changes being discussed at the national level (NOT currently proposed in DHCD's PHA Plan), and asked to respond to them.

With regard to **portability**, PAB members felt that uniform regulations around portability would be important, since one way that they can move "up and out" is by moving to areas with more promising employment and educational opportunities, and that it is hard enough to make quality moves without making the rules any narrower or locale-specific. Related to relocation, the **40% AMI cap on initial leases** was not seen as a helpful program feature, because even though it "protects" affordability for the first year, it also limits housing choices, and most property owners raise the rent as soon and as often as they can anyway, making it harder to afford to stay in place, and thus starting the cycle all over. There was significant interest in the idea of **rent simplification**, though it was acknowledged that what may benefit one household may not benefit another. It was noted that the current formula, including various exemptions, etc. is difficult to understand, seems arbitrary at times, and in moreover, the \$480/year dependent deduction hasn't "kept up with the times" and isn't as helpful as it could be at a higher, more realistic level. There was some interest in the idea of a time-limited assistance model, as some families felt that with enough preparation, they would actually benefit from more financial help over a shorter period of time in order to truly achieve long-term self-sufficiency. However, this would not be true for all households, especially elderly/disabled households, so time limits should not necessarily apply to all participants. **Preparation for self-sufficiency** already occurs through the popular Family Self-Sufficiency Program, but could also be expanded to flag and assist families reaching zero HAP, offering more workshops for all voucher holders, and helping people learn about and access career paths that pay well and have growth opportunities. This could be coupled with some changes in the way the HCVP is run, either locally or nationally, in order to truly help those families to, as one participant said "finish the job" of reaching economic independence.

In response to the PAB's feedback, DHCD does not need to make any changes to the PHA Plan as drafted and submitted to the PAB, but intends to use the input to inform decisions as they may arise over the coming year as the national discussion about HCVP continues. Further, DHCD will continue to work to increase opportunities for participants through its HUD Family Self-Sufficiency Program, state-funded Housing Consumer Education Centers, and other such "in-

house” and collaborative efforts.

b. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

Not Applicable...DHCD is a Section 8 Only PHA

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

☐ Yes ☐ No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

- ☐ Appointment
The term of appointment is (include the date term expires):
- ☐ Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- ☐ The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- ☐ Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: (Commonwealth of Massachusetts)

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- ☒ The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

DHCD prepares the 5-Year and Annual Consolidated Plan for the 326 “non-entitlement” communities in MA. On April 1, 2005, DHCD published and posted its FY 2005-2009 Consolidated Plan and its FY 2005 Action Plan on its website. Below is an excerpt from its Executive Summary that addresses how the Commonwealth’s Consolidated Plan supports DHCD’s PHA Plan:

“The 2005-2009 Consolidated Plan provides the framework for the Commonwealth’s continuing investment to help meet the housing and community development needs of its residents and municipalities. It lays out the state’s long-term objectives and the strategies by which it will achieve these objectives, using funds received from HUD under the four programs covered by the Plan as well as other sources the state expects to have available. It identified the state’s housing and community development needs and priorities, and establishes the criteria by which projects will be selected for funding. The state’s housing and community development needs were identified by citizens in public forums, interviews with program administrators, beneficiaries and other stakeholders, and a thorough analysis of socioeconomic and housing market conditions. Particular attention was paid to the needs of the homeless and those with special needs.

HOUSING AND COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

The overarching goal of the Commonwealth’s housing and community development efforts is to provide broad economic opportunity and a high quality of life for all Massachusetts residents. The six objectives established for the 2005-2009 Consolidated Plan reflect that goal:

1. Develop and maintain an adequate supply of safe, decent housing that is affordable and accessible to residents with a range of income levels and household needs.
2. Promote sustainable homeownership opportunities for low, moderate and middle income families.
3. Reduce chronic and family homelessness by providing a viable continuum of care.
4. Ensure that Massachusetts residents with long-term support needs have access to appropriate services and accessible, community housing options that maximize consumer choice.
5. Enhance the prosperity and economic well-being of all regions of the state, ensuring that economic growth is compatible with community and environment.
6. Ensure full and fair access to housing for all residents.

In its execution of the plan, DHCD and its partner agencies will be guided by these five fundamental principles:

1. Promote Fair Housing
2. Promote sustainable development
3. Enhance the capacity of community based organizations and local government
4. Remove barriers to affordable housing production
5. Improve the outcomes of government action

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

- a. ☒ Yes ☐ No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. ☒ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- ☒ Low utilization rate for vouchers due to lack of suitable rental units
- ☒ Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): See tables prepared for Section 9 of this PHA Plan, which provides information about each DHCD PBA project either under HAP or in the pipeline for HAP.

Support for Certain Boston Housing Authority (BHA) PBA projects

In 2005, HUD provided the BHA with less money than it required to support its current portfolio of tenant and project-based vouchers. Consequently, the BHA needed to advise the developers of several projects in its planned PBA portfolio that it would be unable to meet its PBA commitments.

Each of these particular projects was competitively selected by DHCD to receive development funds from various DHCD One Stop Affordable Housing Funding rounds. Each requires PBA voucher assistance to support the rents of the extremely low income tenants targeted for a percentage of units within these developments. When DHCD learned of this situation, we determined that we wanted to take appropriate and proactive steps to make sure these projects could succeed by making it possible for them to compete for DHCD PBA vouchers.

We indicated our willingness to assist these four developments, either through a One Stop funding round, or, through our current “existing” PBA initiative. We amended the criteria for our recently re-advertised existing initiative (see discussion in Section 9) by issuing public notification on April 8, 10 and 17, 2005, in the Boston Globe, that DHCD would accept “existing” PBA applications from BHA developments that could demonstrate they meet same criteria announced in DHCD’s public notice, published on November 24, 30 and December

7, 2004.

These projects include:

Project	No. PBAs	BHA PBA Award Date	DHCD Funding Round Award Date	Type Funds Awarded
Case Esperanza	8	August 15, 2001	Summer 2001	HIF
Mishawum Assisted Living	20	February 20, 2003	Winter 2003	HOME
25 Ruggles Street	41	December 3, 2003	Winter 2000	HOME
89-95 Amory Street	7	February 20, 2003	Winter 2003	LIHTC, HOMES

Each of these projects will require various HUD waivers. Upon receipt of an approvable “existing” PBA application, or, written verification from DHCD’s Housing Development Division that a One Stop application has been approved for a project not yet under construction, DHCD will process any needed waiver request with HUD.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input checked="" type="checkbox"/>	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
<input checked="" type="checkbox"/>	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

[illegible]

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

[illegible]

13. Capital Fund Program Five-Year Action Plan

[illegible]

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$